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# 11314 MARTHA ST.

NORTH HOLLYWOOD, CA 91601

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## OFFERING MEMORANDUM

**\$3,995,000**

ASKING PRICE

**5.90%**

CAP RATE

**12.99**

GRM

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# OFFERING SUMMARY

# OFFERING SUMMARY

Welcome to 11314 Martha St — a stunning, brand-new 2024 construction, non-rent-controlled, five-unit townhome investment in the heart of the NoHo Arts District. This exceptional property is 100% fully leased, with over 88% of rents backed by the Housing Authority of the City of Los Angeles (HACLA), delivering stable, government-guaranteed annual income of \$307,428 at an impressive 6.0% cap rate. Each three-story townhome showcases contemporary architecture with abundant natural light, sleek designer finishes, and private balconies. Units feature beautiful light oak-tone flooring, modern kitchens with stainless steel appliances and custom cabinetry, stylish designer bathroom tiles, and in-unit washer/dryers — a rare amenity that attracts quality tenants. Owned solar panels reduce operating costs while all utilities are separately metered and paid by tenants, maximizing your NOI.

**MAJOR VALUE-ADD OPPORTUNITY:** Preliminary plans are in place to convert one garage space into two studio units and construct two detached one-bedroom ADUs on the lot. With HACLA vouchers in the 91601 zip code at \$2,299/month for studios and \$2,585/month for one-bedrooms, these additions would generate approximately \$90,000 in additional annual income — translating to roughly \$1,160,000 in added property value at current cap rates. This is a rare chance to acquire a stabilized, cash-flowing asset with built-in upside!

**Stabilized Income:** 100% occupied with family tenants. Over 88% of rents covered by HACLA, ensuring reliable, government-backed income.

**Unit Mix:** Two 5BR/5BA, two 4BR/4BA, and one 3BR/3BA—all exempt from rent control regulations.

YEAR BUILT

2025

OCCUPANCY

100%

RENT CONTROL

Exempt



# PROPERTY DETAILS

11314 Martha St., North Hollywood, CA 91601

## PROPERTY INFORMATION

APN  
**2337-038-008**

No. of Units  
**5 Townhomes**

No. of Buildings  
**3**

Gross Living Area  
**8,117 SF**

Lot Size  
**7,252 SF**

Zoning  
**LARD 1.5**

Completion  
**2025**

## BUILDING INFORMATION

Gross Building Size  
**8,595 SF**

Occupancy  
**100% Occupied**

Stories  
**3 with Balconies**

Opportunity Zone  
**Yes**

## PARKING

Type  
**Covered Surface**

Spaces  
**8**

## THE OFFERING

|                  |                    |
|------------------|--------------------|
| Total Investment | <b>\$3,995,000</b> |
| Cap Rate         | <b>5.90%</b>       |
| GRM              | <b>12.99</b>       |
| Price Per SF     | <b>\$492/SF</b>    |

## UTILITIES & AMENITIES

Laundry  
**In-Unit Washer/Dryer**

Appliances  
**Stainless Steel**

Solar Panels  
**Owned**

Water (Separately Metered)  
**Tenant Pays**

Electricity (Separately Metered)  
**Tenant Pays**

# INVESTMENT HIGHLIGHTS

**6.0%**

**In place Cap Rate**

Strong return on investment

**88+**

**HACLA Coverage**

Government-backed income

**NEW**

**2024 Construction**

Modern design, low maintenance

## KEY BENEFITS

- **No Rent Control** — Full flexibility in rental pricing and lease terms
- **Opportunity Zone** — Substantial tax advantages and capital gains benefits
- **Owned Solar Panels** — Reduced operating costs, tenant-paid utilities
- **Diverse Unit Mix** — 3BR to 5BR townhomes appeal to families
- **Premium Finishes** — In-unit W/D, stainless appliances, balconies

## PRIME NOHO ARTS DISTRICT

- Growing area with increasing property values
- Close to I-5, 170, 101 freeways and Metro transit
- NOHO West retail hub and Universal CityWalk nearby
- North Hollywood Park and recreation centers
- El Portal Theatre, dining, cafés, and cultural venues

02



# PRICING & FINANCIALS

# FINANCIAL SUMMARY

## THE OFFERING

Total Investment

**\$3,995,000**

Gross Rental Income

**\$307,428/yr**

Monthly Income

**\$25,619**

Net Operating Income

**\$232,885**

Cap Rate

**5.90%**

## ANNUALIZED EXPENSES

### FIXED COSTS

|                          |                 |
|--------------------------|-----------------|
| Real Estate Taxes (1.2%) | <b>\$46,701</b> |
| Insurance                | <b>\$4,750</b>  |
| Management (2.95%)       | <b>\$9,069</b>  |

### VARIABLE COSTS

|                        |                |
|------------------------|----------------|
| Landscaping (\$150/mo) | <b>\$1,800</b> |
| Repairs/Maintenance    | <b>\$3,000</b> |

**Total Expenses** **\$65,320**

Expenses/Unit **\$13,064**

## OPERATING DATA

|                      |                  |
|----------------------|------------------|
| Gross Potential Rent | <b>\$307,428</b> |
| Less: Vacancy (3%)   | <b>(\$9,223)</b> |

**Effective Gross Income** **\$298,205**

Less: Expenses **(\$65,320)**

**Net Operating Income** **\$232,885**

### ADDITIONAL INCOME

None — Utilities paid by tenants

# RENT ROLL

| UNIT         | BEDROOMS | BATHS | FURNISHED | MONTHLY RENT       | ANNUAL           |
|--------------|----------|-------|-----------|--------------------|------------------|
| Unit 1       | 4        | 4     | No        | \$5,000            | \$60,000         |
| Unit 2       | 4        | 4     | No        | \$4,815            | \$57,780         |
| Unit 3       | 5        | 5     | No        | \$5,754            | \$69,048         |
| Unit 4       | 5        | 5     | No        | \$5,640            | \$67,680         |
| Unit 5       | 3        | 3     | No        | \$4,410            | \$52,920         |
| <b>TOTAL</b> | 21 BR    | 21 BA | 5 Units   | <b>\$25,619/mo</b> | <b>\$307,428</b> |

**Note:** All units 100% occupied. Over 90% of rental income backed by HACLA Section 8 vouchers.

03

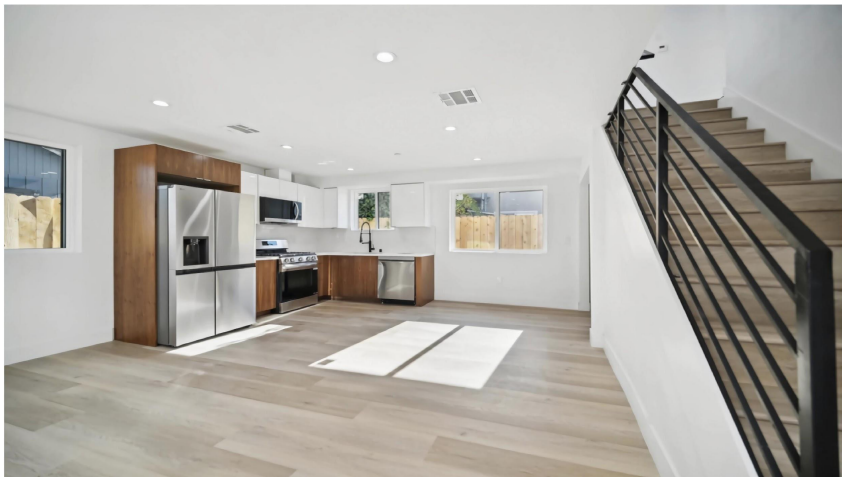


**PROPERTY PHOTOS**

# EXTERIOR VIEWS



# INTERIOR FINISHES



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# 11314 MARTHA ST.

North Hollywood, CA 91601

**\$3,995,000**

ASKING PRICE

**5.9%**

CAP RATE

**\$232,885**

NOI

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FOR MORE INFORMATION, PLEASE CONTACT

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